



Your Neighborhood News | Summer 2024

We wanted to take the opportunity to share some of what has been going on in our neighborhood with all of you. Many have seen these items posted on our Facebook page, but some do not subscribe. To get more up to date information, please consider following Chelsea Woods of Tusawilla on Facebook.



After nearly a year, the broken south entrance monument was replaced with a brand new piece of granite and reinforced attachment points.



Neighbors improving their yards and making our neighborhood look better and better each day. If you or a neighbor have a major redo, we'd love to see it. Post it on our Facebook page or send a photo to thechelseawoodshoa@gmail.com or for all to see!



If you are interested in putting together this (or any other) type of newsletter for our community on a quarterly basis, please contact thechelseawoodshoa@gmail.com.



Several Board members and volunteers pressure washed our monuments last month. We also updated our south entrance landscaping and lighting. Our neighborhood is looking great and ready for the summer!



Your HOA Board continued to communicate with the city to encourage them clean up the pond on the west side of Seneca. During the heavy storm season two years ago, the overflow from the creek damaged some of the workings of this pond. Sorko Services was contracted by the City to come clean and start the service to the huge eyesore. There is still some work to be done, but what a huge difference!



Thank you Kurt Miericke, Rick Mould, Michael Blake, Doreen Young, and Irene Garone for staying on top of this issue and helping our community stay healthy, safe, and beautiful!

Did you know that same pond has been attracting some guests to the neighborhood?

Another long term project affecting our neighborhood is the SR 417 widening. Kurt and Rick are staying up to date on how the project is progressing. For more information be sure to visit www.SeminoleEXPYAloma434.com



Please help us keep our neighbors safe



The pond in the diagram above shows properties up to and in to the pond itself. IF permission is given by any homeowner for people to fish in their yard, please let them know that they need to stay in their yard. Walking around the pond trespasses on to other people's property. Keeping "strangers" away from our neighbors' homes helps keep our neighborhood safe.



Our first Yard of the Month was awarded! Your HOA Board scours the neighborhood to see who has been busy in their yard and keeping our neighborhood beautiful. We were honored to present Dianne & Bob Rohlfing with the inaugural award.

We are already looking for next month's recipient. Be sure to be a current member of the HOA to be considered.

Hurricane Season – Are You Prepared?

Outdoor Tornado Siren Warning System is tested on the **1st Saturday of each month at noon for 1 minute** as long as weather conditions are suitable.

Trim trees, clean gutters and drains, ready supplies, remember pets, stay informed, have a plan; visit <https://www.weather.gov/safety/hurricane-plan>

STAY INFORMED

- Stay informed about this storm by signing up for text alerts. Text "Storm2024" to 888-777. Information on sandbag operations, closures and other storm preparations will be sent via text.
- Residents are also encouraged to register for emergency alerts through [AlertSeminole](http://AlertSeminole.org), Seminole County's emergency notification and warning system.
 - Those who register will receive emergency alerts via text, email, or voice call about a variety of potential public safety and environmental hazards, including weather events, evacuations, shelter-in-place orders, disruptive road closures, boil water notices, and other safety concerns.
 - Participating residents will receive time-sensitive messages specific to their specified home or business location within Seminole County. Residents can unsubscribe to alerts at any time through their account. Visit AlertSeminole.org to register.
- Follow Seminole County on [Facebook](#), [Instagram](#), [X/Twitter](#), and Nextdoor for the latest updates.
- Watch Seminole Government Television (SGTV) at seminolecountyfl.gov/SGTV, on Spectrum Cable Channel 498, or on [YouTube](#).



August 4-9 Teacher Workdays & bus practice runs
August 10 FIRST DAY OF SCHOOL

As our neighborhood children get back to school, please pay extra attention while driving throughout the neighborhood. Give yourself extra time coming and going.

Thank you to everyone who has paid their 2024 HOA dues. We are half-way to 100% participation.

If you still need to pay, please visit our website to see the different payment methods.

What are your dues used for? See the list to the right.



- Insurance
- Website
- Electricity for north entrance and the fountain at the north end of Seneca
- Water and landscape maintenance for north and south entrances
- PO Box rental
- Annual fees to the state
- Improvements and maintenance of common areas